

FOR  
SALE



31 Sherwood Road, Worksop, Nottinghamshire S80 1QN

£170,000 -



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## PROPERTY SUMMARY

Of interest for first time buyers with an internal inspection being most highly recommended is this well presented and decorated two double bedroom, semi detached home that has gas central heating and uPVC double glazed windows. Being set in this much sought after area, within walking distance to the town centre and local amenities, the property offers generous size accommodation which in brief comprises of; entrance porch, hallway, lounge with fire surround and electric fire, dining room with access down to the cellar, well fitted kitchen with hob, oven and integrated fridge and freezer. On the first floor; landing, two double bedrooms, white fitted modern four piece bathroom. Outside; off road parking to the front, enclosed low maintenance rear garden. Viewing highly advised.

## POINTS OF INTEREST

- *Viewing Highly Recommended*
- *Generous Accommodation*
- *Well Presented & Decorated*
- *Of Interest First Time Buyers*
- *Two Double Bedrooms*
- *Semi Detached*
- *Gas Central Heating and uPVC Double Glazed*
- *Two Reception Rooms*
- *Cellar*
- *Off Road Parking*
- *Enclosed Rear Garden*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

With entrance door, door to the hallway.

#### Hallway

With stairs to the first floor, side facing window, central heating radiator.

#### Lounge 4.15m x 3.62m (13' 7" x 11' 11")

With a front facing bay window, fire surround and electric fire, central heating radiator.

#### Dining Room 4.87m x 3.50m (16' 0" x 11' 6")

With a rear facing window, cellar access, central heating radiator, open arch to the kitchen.

#### Kitchen 3.32m x 2.97m (10' 11" x 9' 9")

With a good range of fitted wall and base units, worksurfaces, sink unit with mixer tap, five ring gas hob, electric oven below, integrated fridge and freezer, plumbing for an automatic washing machine, tiled floor, side facing window and door.

### First Floor

#### Landing

With a central heating radiator.

#### Bedroom One 4.85m x 3.80m (15' 11" x 12' 6")

With two front facing windows, central heating radiator.

#### Bedroom Two 3.81m x 3.63m (12' 6" x 11' 11")

With a rear facing window, storage cupboard housing the wall mounted gas fired central heating boiler, central heating radiator.

#### Bathroom 3.00m x 2.89m (9' 10" x 9' 6")

Fitted in a four piece suite with panelled bath and shower attachment, low flush w.c, wash hand basin, shower cubicle and mains shower unit, tiling, central heating radiator, side facing window.

### Outside

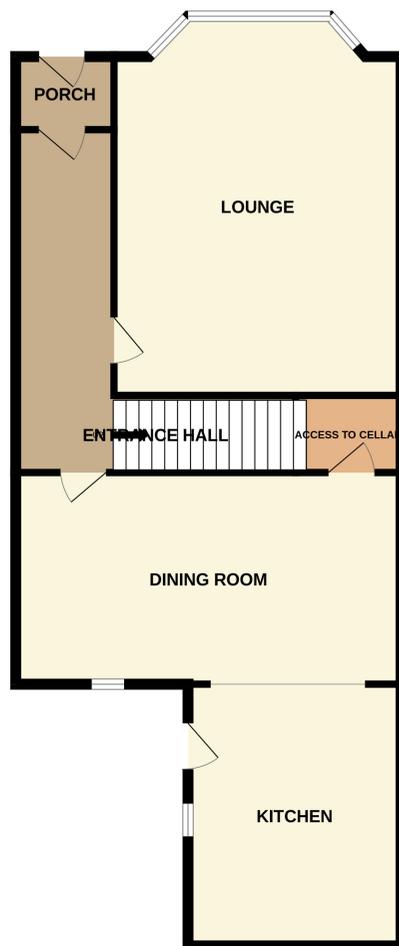
#### Off Road Parking

To the front of the property.

#### Rear Garden

Enclosed and being low maintenance with artificial lawn.

GROUND FLOOR



1ST FLOOR

